

CITY COUNCIL MEETING
DECEMBER 21, 1988



RESOLUTION ADOPTED
REVISING THE STORM
DRAIN FEES

RES. NO. 88-165

CC-6
CC-56
CC-176

The City Council was advised that in November, the City Council adopted an Ordinance concerning storm drainage fees in order to comply with AB1600. The actual new fees are to be adopted in this implementing Resolution. The recommended fees are \$4,830 per gross commercial/industrial acre; \$3,620 per gross residential acre; and \$1,210 per acre of residential to commercial/industrial conversion if the property had previously paid a Master Drainage Fee. Present fees total \$5,170 per gross acre.

City staff prepared a report "Storm Drainage Fee Study, November 1988" which included the background material supporting the proposed fees. This report was sent to 18 members of the development community (engineers, developers, and builders) and the newspapers, as well as to the City Council.

An informational meeting was held on Friday, December 2 which one local engineer attended. Staff has received no other response to the study.

One issue that was raised at the meeting was that of reimbursements. Under the terms of Section 4 of the Ordinance, the City will reimburse developers for the oversizing necessary for Master Plan Storm Drains at the time of development. Reimbursements for other minor oversizing is not covered by the Ordinance and Resolution. Staff intended to rely on the State Subdivision Map Act which provides for reimbursement agreements covering the affected property. This means that the developer must wait for the affected property to develop in order to collect the reimbursement. This issue was formerly covered by the City's In-Tract Fee and Credit system which does not comply with AB1600 and is being dropped.

Staff proposes to rewrite the City's reimbursement procedures not only for storm drainage, but for water and wastewater lines as well. The general concept proposed is that frontage type reimbursements be collected from the adjacent property at the time of its development. In these cases the first developer is installing a facility needed by the first development anyway. Where facilities are oversized to provide capacity for land beyond the first development, it is proposed the City pay the reimbursement to the first developer and collect from the second development when it develops. (i.e. set up a revolving fund). Details of this concept will be worked out and presented to the Council early in 1989 unless Council provides other direction.

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